



Z20-102
CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION ("GDA")



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#) (the "Portal"). To submit you will need a username and to then select the [correct application type and board](#). Fill in the fields below and upload your completed GDA as well as applicable supporting documents listed – see [Section 15 on last page](#).

1.
SUBJECT
PROPERTY

1.	Street Address:	129 Linden Avenue
2.	Zip Code:	07305
3.	Block(s):	28702
4.	Lot(s):	5

2.
APPROVALS
BEING SOUGHT

5. BOARD DESIGNATION			
	Planning Board	<input checked="" type="checkbox"/>	Zoning Board of Adjustment

6. APPROVALS BEING SOUGHT (mark all that apply)			
	Minor Site Plan		Site Plan Waiver
<input checked="" type="checkbox"/>	Preliminary Major Site Plan		Site Plan Amendment
<input checked="" type="checkbox"/>	Final Major Site Plan		Administrative Amendment
	Conditional Use		Interim Use
	'c' Variance(s)		Extension
<input checked="" type="checkbox"/>	'd' Variance(s) - use, density, etc.		Other (fill in below):
	Minor Subdivision		
	Preliminary Major Subdivision		
	Final Major Subdivision		

3.
PROPOSED
DEVELOPMENT

7.	Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Construction of 7-story mixed-use building containing 96 residential units on floors 2-7 with ground level retail and 71 parking spaces.
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4.
VARIANCES
BEING SOUGHT

8.	List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Use variance for mid-rise apartment building with ground floor retail.
9.	Number of 'c' Variance(s):	0
10.	Number of 'd' Variance(s):	1

5.
APPLICANT

11.	Applicant Name:	Strekte, Corp.
12.	Street Address:	PO Box 21041
13.	City:	Brooklyn
14.	State:	NY
15.	Zip Code:	11202
16.	Phone:	718 838 3250
17.	Email:	Paul@strekte.com

6.
OWNER

18.	Owner Name:	Linden Gardens JC LLC
19.	Street Address:	PO Box 21041
20.	City:	Brooklyn
21.	State:	NY
22.	Zip Code:	11202
23.	Phone:	718 838 3250
24.	Email:	Paul@strekte.com

7.
ATTORNEY

25.	Attorney's Name:	Charles J. Harrington, III
26.	Firm's Name:	Connell Foley, LLP
27.	Phone:	201 521 1000
28.	Email:	charrington@connellfoley.com

8.
PLAN
PREPARERS

ENGINEER		
29.	Engineer's Name:	Mark Chisvette
30.	NJ License Number:	28164
31.	Firm's Name:	Chisvette Engineering
32.	Email:	mark@chisvette.com
ARCHITECT		
33.	Architect's Name:	James Shannon
34.	NJ License Number:	
35.	Firm's Name:	Strekte Architects PLLC
36.	Email:	james@strekte.com
PLANNER		
37.	Planner's Name:	
38.	NJ License Number:	
39.	Firm's Name:	
40.	Email:	
SURVEYOR		
41.	Surveyor's Name:	Joseph T. Caulfield
42.	NJ License Number:	37579
43.	Firm's Name:	Caulfield Associates, LLP
44.	Email:	jtc@surveyornj.com
OTHER PROFESSIONAL		
45.	Name, Profession:	
46.	NJ License Number:	
47.	Firm's Name:	
48.	Email:	

9. HEIGHTS

** if proposed height is 40 feet or greater provide shadow study and visual assessment report*

49.	Elevation of Grade (feet):				
HEIGHTS		EXISTING		PROPOSED*	
		Stories	Feet	Stories	Feet
50.	Building	1	approx 25'	7	73.5
51.	Addition or Extension				
52.	Rooftop Appurtenance				20.5
53.	Accessory Structures				

10. GROSS FLOOR AREA AND COVERAGE

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
54. Residential sf:	77,116		
55. Retail sf:	2,733		
56. Office sf:	N/A		
57. Industrial sf:	N/A		
58. Parking Garage sf:	N/A		
59. Other sf:	N/A		
60. GROSS FLOOR AREA (sf):	79,849		
61. Floor Area Ratio (FAR):	1.93		
62. Lot area (square feet):	41,274		
63. Building Coverage (%):	29%		
64. Lot Coverage (%):	86%		

11. RESIDENTIAL DWELLING UNITS

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
65. Studio Units:	24	TO BE CONFIRMED W/ DOAH
66. 1 Bedroom Units:	48	TO BE CONFIRMED W/ DOAH
67. 2 Bedroom Units:	24	TO BE CONFIRMED W/ DOAH
68. 3 Bedroom Units:	0	TO BE CONFIRMED W/ DOAH
69. 4 bedroom or More Units:	0	TO BE CONFIRMED w/ DOAH
70. TOTAL UNIT COUNT:	96	10
71. Percent Affordable:	10%	
72. Percent Workforce:	N/A	

12. INCOME RESTRICTED* HOUSING

**According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	TO BE CONFIRMED W/ DOAH
73. Very Low Income (<30% AMI):	
74. Low Income (30% to 50% AMI):	
75. Moderate Income (50% to 80% AMI):	
76. Workforce Income (80% - 120% AMI):	
Population Served:	
77. Age Restricted:	
78. Special Needs:	
79. Other:	

13. PARKING AND SIGNAGE

80.	Number of Parking Spaces:	71
81.	Dimensions of Parking Spaces:	8.5'x18' ADA - 8'x18'
82.	Number of Bike Parking Spaces:	50
83.	Location of Bike Parking:	outside
84.	Number of Loading Spaces:	0
85.	Number of Signs:	parking area
86.	Type of Signs:	parking

14. APPROVAL HISTORY

<i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i>			
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
87.	Subdivision:		
88.	Site Plan:		
89.	Variance(s) App:		
90.	Appeal:		
91.	Building Permits:		

15. SUBMISSION INFORMATION

Applications are submitted through the [Jersey City Online Permitting & Licensing Portal](#). To submit you will need to first register a username.

[To review available City Planning applications available of the Portal click here.](#)

Please upload all required affidavits and supplemental forms, plans, reports, and other documents needed to process your application.

FORMS, SUPPORT DOCUMENTS, AND RESOURCES	
<ul style="list-style-type: none"> • Application Checklist • 10% Disclosure Form • Affidavit of ownership • Affidavit of performance • NJDCA Certification for ePlans • Request for Certified 200' List • Sample Notice Form Planning Board • Sample Notice Form Zoning Board • Proof of Service 	<ul style="list-style-type: none"> • Payment of Property Taxes Form • Payment of Water Bill Instructions • GAR Calculation Worksheet • Appeal Application • Land Development Ordinance • Redevelopment Plans • Interactive Zoning Map

CONTACT:

[Jersey City Division of City Planning](#)

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